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Your ref: 3/2024/0494
Our ref: 3_2024_0494-LCC.DM
Date: 18th July 2024

F.A.O. Emily Pickup

Dear Ms Hopkins,

Planning Application: 3/2024/0494

**Approval of details reserved by condition 10 (historic building record) of
planning permission 3/2023/0814.**

Springwood, Whalley Road, Hurst Green

The WSI is broadly acceptable in the methodology proposed, but I do have the following comments which I would like to see addressed in a revised final version, before the HET would be able to advise the Council of its acceptability:

Plate 1 is not an aerial photograph of the site, but rather as captioned "Photograph of Springwood Barn (Zara Moon Architects, 2023)".

Plate 5 is not an aerial photograph of the barn in 2000 but rather as captioned "Photograph of the Rear (south) Elevation of the (Paul Waite Associates, 2023)".

2.1.2 – This paragraph contradicts the statement made in 2.1.1 "the Barn is thought to date to the very late 18th to early 19th century gleaned from historic maps". The earliest available map that is not that which is shown in Plate 2, dated 1894, as the barn is clearly shown on the 1st Edition 1:10560 Ordnance Survey, Lancashire Sheet 54, surveyed 1844. Other earlier County-wide mapping (1786-1828) is not of an accuracy to be able to determine the presence of individual buildings but demonstrates buildings in the area. All of these maps can be viewed on the National Library of Scotland website.

3.1.2 – The 2023 revised Regional Research Framework, Post Medieval Research Question PM05 specifically mentions the need for a chronology of upper crucks. Should the surviving frame be deemed no longer fit for purpose and is to be removed, a consideration of the need and ability to date the timbers through the use of dendrochronology should be undertaken.

3.2.3 – The two upper crucks will both require detailed scaled drawings, showing joint details and peg locations, hence the reference to a level 2-3 survey in the advice provided to the LPA. Only 20 instances of this type of cruck are recorded in the modern County of Lancashire on the Vernacular Architecture Group's Cruck database.

A series of carpenters' marks should be expected on timbers of this type and date, which will also need to be recorded,

There should also be a register of all photographs taken.

We also consider there is a need for some basic background documentary research utilising readily available on-line sources, including information such as that might be included on the Tithe and in Census returns, and any information held by the owners, as this can help determine both the use and status of the farm.

4.3 – As this is not intended to be a purely photographic survey, for the avoidance of any doubt, the mention of it being such should be removed.

Yours sincerely

Doug Moir

Planning Officer
Historic Environment Team

